BTEC Assignment Brief

Qualification	Pearson BTEC International Level 3 Subsidiary Diploma in Construction and the Built Environment Pearson BTEC International Level 3 Foundation Diploma in Construction and the Built Environment Pearson BTEC International Level 3 Diploma in Building Services Engineering Pearson BTEC International Level 3 Extended Diploma in Building Services Engineering
Unit number and title	**Unit 12: Building Surveying in Construction**
Learning aim(s) (For NQF only)	**Learning Aim B:** Explore different defects and methods of repair for low-rise residential properties **Learning Aim C:** Undertake a building survey of a low-rise residential property
Assignment title	
Assessor	
Issue date	
Hand in deadline	

Vocational Scenario or Context	You are approaching the end of your training period as a junior building surveyor. You have demonstrated good understanding and technical knowledge throughout your training, and your employer feels you are now ready to undertake small scale building surveys alone. An instruction has come in from a regular client who is looking to purchase a new house with a view to undertaking alterations and renting it on the open market. Your company has provided the client with a fee quote for professional services which they have accepted, and agreed to the standard terms and conditions. Your supervisor has provided you with details of the property and a list of what is required from your survey. You are required to undertake the survey alone, however you may have assistance for the measured survey requirement. It is up to you to plan the survey and undertake it in a safe manner. You are not required to inspect any services other than commenting on what is provided. All roofs will be inspected from ground level, and there is no requirement to go into the roof void unless appropriate access is provided. On completion of the inspection you are required to write an industry standard building survey report supported by a set of detailed plans and elevations for the property. You will then write to the client enclosing the reports and drawings. Your report will highlight the defects, remedial measures and the ongoing maintenance requirements for the property.
Task 1	Undertaking a building and measured survey of a domestic scale property and produce the following documentation: • detailed building survey report, supported by photographs indicating the condition of the property,

	highlighting defects and recommending remedial works. • Detailed drawings of the property to an appropriate scale using standard conventions. To include; plans and elevations.
Checklist of evidence required	To achieve this task, you will have produced a detailed and comprehensive building survey report. This will highlight the current condition of the property, noting the defects found and proposing appropriate remedial measures. The report will be supported by photographs and a full set of scale drawings. The format the report takes should follow a standard industry template such as the RICS homebuyers' survey report style.

Criteria covered by this task:	
Unit/Criteria reference	To achieve the criteria you must show that you are able to:
12/C.P5	Perform a building survey, detailing the condition and defects with required remedial works for a residential property.
12/C.P6	Record the findings of the survey in a survey report.
12/C.P7	Perform a measured survey on a residential property.
12/C.P8	Produce accurate scale plans and elevations for a residential property to standard conventions.
12/C.M3	Produce a comprehensive and detailed building survey, detailing the condition, defects and remedial works required, with plans and elevations for a residential property.
12/BC.D3	Demonstrate individual responsibility, creativity and self-management when preparing for and undertaking the building survey and producing the survey report and drawings.

Task 2	On completion of your building survey and drawings, you are required to write to your client summarising the findings of the building survey report. Your letter should highlight the main findings of your inspection and propose suitable remedial measures to bring them back into good repair. You should include review of the remedial work options for the defects identified in your building survey, considering their benefits and drawbacks to arrive at a logical supported conclusion outlining your preferred option. You should also provide your client with a maintenance checklist for the ongoing maintenance and upkeep of the property. Your checklist should consider all elements of the property, stating: • What checks need to be made • What regular/cyclical maintenance is required • The frequency of checks and maintenance interventions
Checklist of evidence required	To complete this task, you will have produced a detailed and thorough letter to your client along with a supporting checklist. The letter will consider all the defects you noted during your survey with appropriate remedial measures for

	each. Your letter should be clear and concise focusing on the issues highlighted in your report. Where appropriate you should consider alternative options for repairing and highlight your client where best value may be achieved.

Criteria covered by this task:	
Unit/Criteria reference	To achieve the criteria you must show that you are able to:
12/B.P3	Describe a range of external and internal defects commonly occurring in residential properties.
12/B.P4	Explain different methods of repair and remediation to a range of internal and external defects of a residential property.
12/B.M2	Discuss appropriate repair and remedial measures for a range of external and internal defects for a residential property.
12/BC.2	Evaluate the repair and remedial work options for the defects identified in the building survey.

Sources of information to support you with this Assignment	Pearson BTEC National Construction Student Book Authors: Simon Topliss, Mike Hurst, Simon Cummings. Sohrab Donyavi Marshall D, Worthing D, Heath R & Dann N -*understanding housing defects*, (Routledge 2014), ISBN:978-0-08-097112-4 Hollis M, *Surveying Buildings*, (RICS Books 5th Ed 2005). ISBN: 978-1842191927 Further Resources may be found at www.edexcel.com/resources/Pages/default.aspx.
Other assessment materials attached to this Assignment Brief	*eg, work sheets, risk assessments, case study*